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## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, APRIL 20, 2005

The Commission was called to order at 7:03 p.m. with Vice Chair Robles-Wong.

#### PLEDGE OF ALLEGIANCE

#### 1. Roll Call

Present: Commissioner Gormley, Kurrasch, Robles-Wong, Tremain and Trujillo.  
Chair King arrived at 7:10pm and was advised of the action taken on item 2-F. She conducted the rest of the meeting.

Absent: Commissioner Rash

#### 2. CONSENT CALENDAR

■ Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Gormley seconded except for item 2-F which was removed for discussion. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

\*2-A. Minutes of the Housing Commission Regular Meeting held on March 16, 2005. Minutes were accepted.

\*2-B. Budget Variance Report. This report was accepted.

\*2-C. Quarterly Investment Report. The Housing Commission accepted the report on the Housing Authority's Investment portfolio as of February 28, 2005.

\*2-D. Authorizing the Chair to Appoint a Selection Committee for the Housing Choice Voucher Program Property Owners of the Year 2004. The Housing Commission authorized the Chair to appoint up to three members of the Commission to sit as a committee to select the two Property Owners of the Year 2004 for the Housing Choice Voucher Program.

\*2-E. Extending Tree Trimming Contract. The Housing Commission awarded a contract amendment to Tree Sculpture extending the term through June 30, 2006, and adding a dollar amount not to exceed \$27,965.

2-F. Revising the Rules and Procedures of the Housing Commission. Executive Director Pucci introduced this item. Commissioner Kurrasch expressed his concern about changing the time because starting at 7:00 p.m. gives the Commission more time to consider items. Commissioner Gormley asked if there was any other reason for changing the time. Mr. Pucci said Commissioner Rash's new job will not allow him time to attend at 7:00 p.m. and he may not retain his seat on the Commission. Commissioner Tremain asked if anyone else couldn't attend. Commissioner Kurrasch moved adopting the resolution to revise the Rules and Procedures of the Housing Commission to clarify the role of the Chief Executive Officer, but strike the revision of the starting time for regular meetings to 7:30 p.m. Commissioner Trujillo seconded. Motion adopted with four ayes and one nay.

\*2-G. Payment Standards. The Housing Commission retained the Payment Standards that were adopted effective July 1, 2004, rather than linking the standards to a specific percentage of the Fair Market Rents.

#### 3. AGENDA ITEMS

- 3-A. Introduction of new Police Officer (oral introduction). The new officer did not attend, it was disappointing.
- 3-B. Transportation Master Plan Policies. Mr. Pucci introduced this item and introduced Barbara Hawkins to discuss the plan. Ms. Hawkins described the process and how they came to draw up the draft plan before the Housing Commission. She asked for comments and questions.

Commissioner Kurrasch was pleased to see other comments from other commissions, they answered his questions. He said it was a very good job.

Commissioner Gormley said she served on the committee and was very impressed with the process, material available, etc. She had no other comments and was pleased to see comments from the Planning Board. Ms. Hawkins advised that all the plan's components will be used to obtain grants.

Commissioner Trujillo served on the committee addressing traffic noise. He discussed the sound wall proposed for Buena Vista and complaints from new homeowners. He said traffic moved to Lincoln and sound wall not needed. Ms Hawkins said the Planning Board agreed with this decision at least until the neighborhood developed.

Chair King said it is not appropriate for children to ride on the street and recommended young children ride on the sidewalk. Ms. Hawkins described three different types of bike routes and identification of routes, some appropriate for children. Chair King said Sherman and Santa Clara is very congested and suggested a traffic light or pedestrian crosswalk. Ms. Hawkins said this issue has been carried over to the next meeting of the Transportation Committee.

Speaker Michael Torrey recommends lighting at the bus stop so drivers can see and waiting customers can be seen.

Commissioner Robles-Wong asked the difference between speed bumps, speed lumps, and speed humps. Ms. Hawkins described.

Speaker Torrey said the street signs and bus stop signs need to be separated. The bus drivers are missing the bus stops, not seeing the signs. Commissioner Kurrasch commented that this is also an AC Transit issue and their responsibility.

Commissioner Robles-Wong asked if AC Transit was involved. Ms. Hawkins said they will be during the implementation phase.

The Housing Commission reviewed and commented on the draft TMP policies to recommend a set of final draft policies to the City Council for approval.

- 3-C. Section 8 Housing Choice Voucher Program Status Report for the Period of July 1, 2004 to March 31, 2005. Mr. Pucci introduced this item stating we are under budget and ready to issue vouchers starting next week. He said the Housing Authority should end the year about 97-98 percent leased-up. Could start out next year close to 100 percent and should be able to maintain. When funding is confirmed we may have to go down to 96 percent and should be able to stay at 96 percent.

Commissioner Kurrasch asked if HUD wants the Housing Authority fully leased up. Mr. Pucci said it is important not to exceed the budget. He discussed impact of porting in and out of Alameda and what happens to cost. Commissioner Kurrasch asked about the Housing Authority's responsibility for increased cost due to families porting out. Mr. Pucci explained we are responsible for paying. Commissioner Kurrasch asked if other jurisdictions have higher port standard. Mr. Pucci said Alameda County and Contra Costa County have sliced up their counties and some areas are higher.

Mr. Pucci described a public meeting held recently for tenants and landlords. It was a good meeting and he was able to communicate there is no crisis and impact of the new payment standards. He advised that the property owner's workshop will be

cancelled because of recent activities. Mr. Pucci described numbers over time, how it fluctuates, under leased in March by over 100. He described what happened in June and July and intends to get the number down to 50 (under allocation) within the next few months. He then described the savings.

Commissioner Tremain asked what we attributed the budget savings to. Mr. Pucci described this was from negotiating with the landlords; we do not need to keep savings HUD recaptures. Commissioner Tremain asked if we could use funds to improve buildings. Mr. Pucci responded no, they can only be used HAP.

Chair King asked what happened to tenants at Harbor Island Apartments. Mr. Pucci described how many Section 8 tenants ported out. He further explained he thinks all are now leased up, with half in Alameda and half in other jurisdictions.

Commissioner Robles-Wong had to leave at 7:30 p.m. for an emergency.

This report was for information only.

- 3-D. Centralized Waiting List. Mr. Pucci introduced this item. Starting discussion with Alameda County and Oakland Housing Authority, benefits for clients and housing authorities. May create false hopes for clients (current list) – more opportunity to obtain housing assistance.

Commissioner Kurrasch asked if people can apply for more than one waiting list. Mr. Pucci said yes and some people are on more than one. We could retain our preferences. He described the Housing Authority rules on living in Alameda for the first year. Central list would prevent the later moves.

Commissioner Gormley asked if there would be a savings. Mr. Pucci responded in telephone calls.

Commissioner Tremain asked about Veteran's preference. Mr. Pucci explained the Veteran's preference and that it is promulgated by the State Health and Safety Code.

Chair King asked who would manage the waiting list. Mr. Pucci said this is in the preliminary stages. Chair King suggested contacting Massachusetts on how they have administered the waiting list.

This report was for information only.

- 3-E. HUD's Proposed Changes to the Section 8 and Public Housing Programs. Mr. Pucci introduced this item and described the changes being proposed. He went on to describe reforms that the NC/NHAEDA group developed.

Commissioner Trujillo asked Mr. Pucci what time limits mean. Mr. Pucci described how this would limit the number of years a family could receive Section 8. He went on to describe the demonstration program called "Moving to Work", similar to a family self-sufficiency program combined with time limits. Mr. Pucci elaborated on admin fee reform and other recommendations.

Mr. Pucci advised that he would keep the Commission informed so efforts can be focused to encourage wanted reforms.

Chair King mentioned what if money is saved with a central waiting list. Mr. Pucci gave examples of inefficient housing authorities, such as a housing authority with only 20 vouchers that HUD would like to eliminate/consolidate.

This report was for information only.

#### 4. ORAL COMMUNICATIONS

Speaker Michael Torrey described upcoming events.

Mr. Pucci distributed the NAHRO Conference agenda for the upcoming conference in San Francisco. He asked that Commissioners contact Carol if interested in attending.

5. COMMISSION COMMUNICATIONS

Commissioner Gormley said the tour on Saturday was very good. She also described the successful effort with the Board of Commissioners to obtain approval for additional parking for Independence Plaza tenants.

Commissioner Kurrasch thanked Mr. Pucci and Commissioner Gormley for going to the Board of Commissioners for the Independence Plaza parking lot.

Commissioner Tremain mentioned that a family member passed away so she could not attend the tour.

Commissioner Trujillo had to attend a memorial service.

Chair King advised that she had attended two previous tours.

Mr. Torrey described events over the weekend on disaster preparedness.

6. ADJOURNMENT

There being no further discussion, Chair King adjourned the meeting at 8:17 p.m.

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Garnetta King, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary